

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
CAMDEN DIVISION

IN RE:

Gerhard Charles Rausnitz,  
Debtor.

CASE NO.: 22-15778-JNP  
CHAPTER 13

TRANSFER OF CLAIM OTHER THAN FOR SECURITY

A CLAIM HAS BEEN FILED IN THIS CASE or deemed filed under 11 U.S.C. § 1111(a). Transferee hereby gives evidence and notice pursuant to Rule 3001(e)(2), Fed. R. Bankr. P., of the transfer, other than for security, of the claim referenced in this evidence and notice.

Nationstar Mortgage LLC

Name of Transferee

ServiceMac, LLC

Name of Transferor

Name and Address where notices to Transferee should be sent:

Nationstar Mortgage LLC  
ATTN: Bankruptcy Dept  
PO Box 619096  
Dallas TX 75261-9741

Court Claim # (if known): 5-1

Amount of Claim: \$99,144.59

Date Claim Filed: 9/21/2022

Phone: 877-343-5602

Last Four Digits of Acct #: 7639

Phone:

Last Four Digits of Acct #: 7865

Name and Address where Transferee payments should be sent (if different from above):

Nationstar Mortgage LLC  
ATTN: Bankruptcy Dept  
PO Box 619094  
Dallas TX 75261-9741

Phone: 877-343-5602

Last Four Digits of Acct #: 7639

I declare under penalty of perjury that the information provided in this notice is true and correct to the best of my knowledge and belief.

By: /s/ Sindi Mncina

Transferee/Transferee Agent

Date: 12/15/2022

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on December 22, 2022, I electronically filed the foregoing with the Clerk of Court using the CM/ECF system, and a true and correct copy has been served via United States Mail to the following:

GERHARD CHARLES RAUSNITZ  
91 SUSSEX PLACE  
GALLOWAY, NJ 08205

And via electronic mail to:

KEVIN FAYETTE  
LAW OFFICES OF KEVIN FAYETTE, LLC  
1675 WHITEHORSE MERCERVILLE ROAD  
SUITE 204  
HAMILTON, NJ 08619

ISABEL C. BALBOA  
CHAPTER 13 STANDING TRUSTEE  
CHERRY TREE CORPORATE CENTER  
535 ROUTE 38 - SUITE 580  
CHERRY HILL, NJ 08002

U.S. TRUSTEE  
US DEPT OF JUSTICE  
OFFICE OF THE US TRUSTEE  
ONE NEWARK CENTER  
STE 2100  
NEWARK, NJ 07102

By: /s/ Angela Gill

12/14/2022



**OUR INFO**  
ONLINE  
[www.mrcooper.com](http://www.mrcooper.com)

**YOUR INFO**  
DEBTOR(S)  
**GERHARD RAUSNITZ**  
CASE NUMBER

LOAN NUMBER

PROPERTY ADDRESS  
**91 SUSSEX PL**  
**GALLOWAY, NJ 08205**

GERHARD RAUSNITZ  
91 SUSSEX PL  
GALLOWAY, NJ 08205

Dear GERHARD RAUSNITZ:

The servicing of your mortgage loan, that is, the right to collect payments from you, is being transferred from SERVICEMAC, LLC to Mr. Cooper effective 12/2/2022. The servicing of the mortgage loan will be handled by the Bankruptcy Department at Mr. Cooper.

This transfer does not affect any term or condition of the mortgage instruments or applicable treatment in current bankruptcy proceedings, other than terms directly related to the servicing of your loan such as where to send your payments or make inquiries related to the mortgage loan.

Except in limited circumstances, the law requires that your prior servicer send you this notice at least 15 days before the effective date of transfer or at closing. Your new servicer must also send you a notice of the transfer no later than 15 days after this effective date or at closing.

Your prior servicer was SERVICEMAC, LLC. If you have any questions relating to the transfer of servicing, please do not hesitate to contact their Customer Service Department at 844-478-2654 or via mail at PO BOX 100077, DULUTH, GA 30128.

Your new Servicer is Mr. Cooper and your new loan number will be \_\_\_\_\_ If you have any questions relating to the transfer of servicing to Mr. Cooper, you may call the Bankruptcy Department at 877-343-5602 between the hours of Monday through Thursday from 7 a.m. to 8 p.m. (CT), Friday from 7 a.m. to 7 p.m. (CT) and Saturday from 8 a.m. to 12 p.m. (CT). Please note the following important address information for the Bankruptcy Department at Mr. Cooper:

Correspondence Address:  
Mr. Cooper  
PO Box 619096  
Dallas, TX 75261-9741

Payment Address:  
Mr. Cooper  
PO Box 619094  
Dallas, TX 75261-9741

The date that your prior servicer will stop accepting payments from you is 12/1/22. The date that your new servicer will start accepting payments from you is 12/2/2022. Send all payments due on or after that date to your new servicer.

Mr. Cooper is a brand name for Nationstar Mortgage LLC. Nationstar Mortgage LLC is doing business as Nationstar Mortgage LLC d/b/a Mr. Cooper. Mr. Cooper is a registered service mark of Nationstar Mortgage LLC. All rights reserved.

Please be advised this communication is sent for informational purposes only and is not intended as an attempt to collect, assess, or recover a claim against, or demand payment from, any individual protected by the U.S. Bankruptcy Code. If this account has been discharged in a bankruptcy proceeding, be advised this communication is for informational purposes only and not an attempt to collect a debt against you; however, the servicer/lender reserves the right to exercise the legal rights only against the property securing the loan obligation, including the right to foreclose its lien under appropriate circumstances. Nothing in this communication shall be construed as an attempt to collect against the borrower personally or an attempt to revive personal liability.

If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.





If your bankruptcy plan requires you to make post-petition mortgage payments directly to the bankruptcy trustee, please continue to send the payments pursuant to the bankruptcy plan and not to the address above.

The transfer of the servicing of the mortgage loan will require you to contact all hazard and flood insurers to add Mr. Cooper as loss payee with the below address and information. For escrow accounts, insurers need to send billing statements/invoices to Mr. Cooper Loss Payee. Be sure to provide Mr. Cooper with a copy of the Notice to the Insurance Provider.

Nationstar Mortgage LLC  
Its Successors and/or Assigns  
P.O. Box 7729  
Springfield, OH 45501-7729

If your loan has optional insurance, your mortgage life insurance, disability insurance and/or other optional products will be discontinued at the time of transfer. If you wish to maintain coverage, you must contact your provider about direct billing. If your loan does not have optional products, and you wish to obtain them, you will need to contact an optional insurance provider.

If you were making payments to the prior servicer by means of automatic deduction or monthly reoccurrence of Western Union payments, this service will not continue with Mr. Cooper due to the bankruptcy status of the loan. Once the loan is no longer in a bankruptcy status, you can set up automatic payments with Mr. Cooper by contacting the Customer Service Department.

If you authorize your bank or credit union online bill payment system to automatically pay your mortgage payment, you will need to tell your bank or credit union to make those payments to Mr. Cooper

If you are currently participating in, or being considered for, a foreclosure avoidance program or loan modification program, the prior servicer will be transferring to us any supporting documentation you may have submitted. Until the transfer date, you should continue to make your payments (i.e., trial payments, if attempting to qualify for a modification) to the prior servicer. After transfer, you should make all payments to **Mr. Cooper** at the address above. Unless you have received a decision from the prior regarding qualification for these programs, decisions regarding qualification for these programs will be made by Mr. Cooper. If you have received a decision from the prior servicer, we will be advised of that decision and will complete the processing of your workout, in accordance with that decision.

If your intention is to retain the property and you are interested in loss mitigation opportunities outside of the bankruptcy process, please contact our Bankruptcy Loss Mitigation representatives at 877-343-5602, Monday through Thursday from 7 a.m. to 8 p.m. (CT), Friday from 7 a.m. to 7 p.m. (CT) and Saturday from 8 a.m. to 12 p.m. (CT). If you are represented by counsel in your bankruptcy proceeding, please be aware that we will need written authorization from your counsel to speak with you directly regarding available loss mitigation options.

Under federal law, during the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer before its due date may not be treated by the new loan servicer as late and a late fee may not be imposed.

Sincerely,

Mr. Cooper